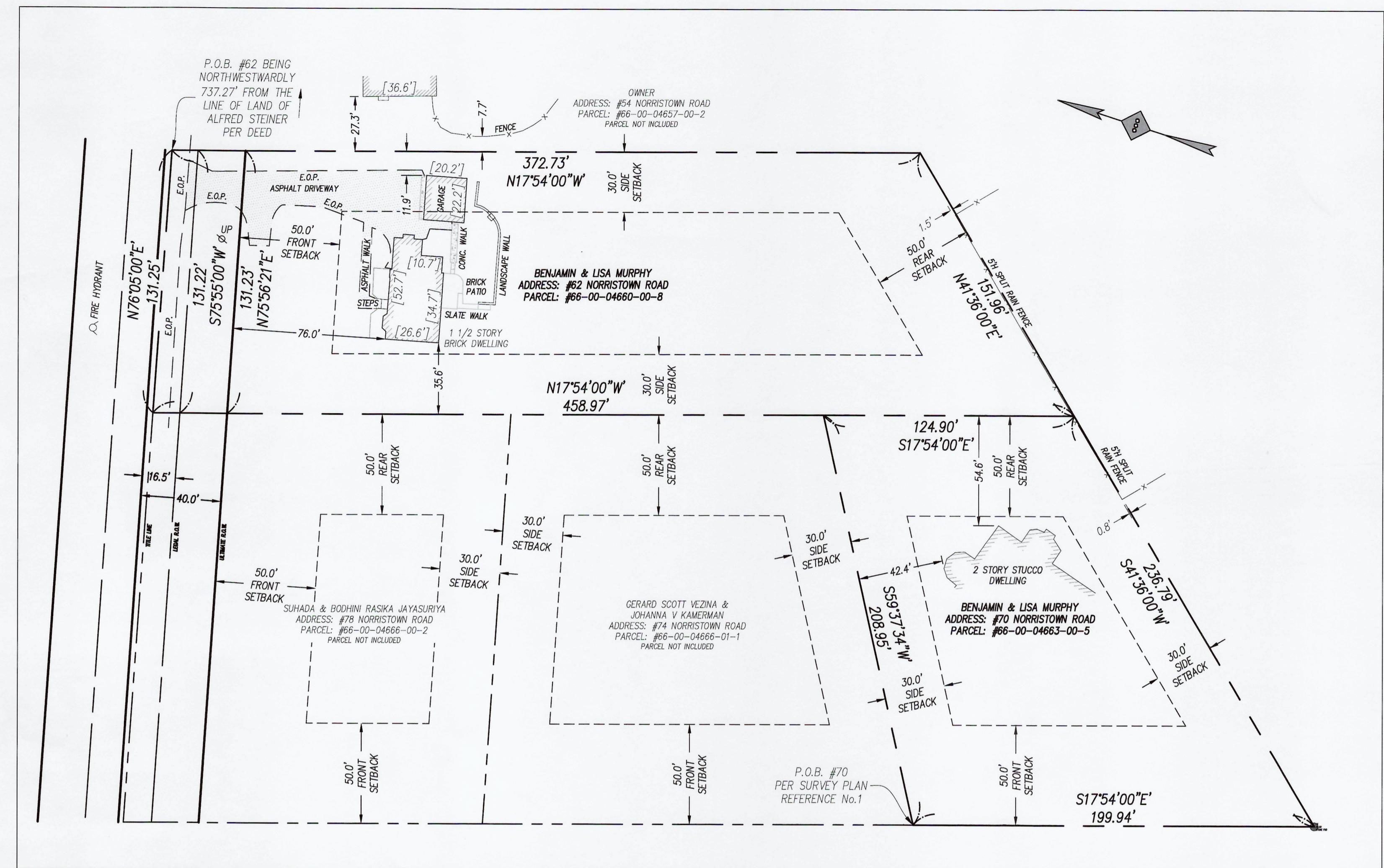


EXISTING DEED LINES & EXISTING PHYSICAL CONDITIONS

NOTES

1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF BENJAMIN & LISA MURPHY.
2. PARCEL ADDRESS: #62 AND #70 NORRISTOWN ROAD.
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE EAST BENSalem TOWNSHIP CODE AS AMENDED. PROPERTY IS ZONED AS R-2 (RESIDENTIAL DISTRICT).
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
5. SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
6. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
7. UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE TOWNSHIP OF UPPER DARBY, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
8. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
9. PREMISE SHOWN HEREON HAS STREET FRONTAGE.
10. VERTICAL DATUM IS ASSUMED.
11. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
12. COPYRIGHT 2022 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

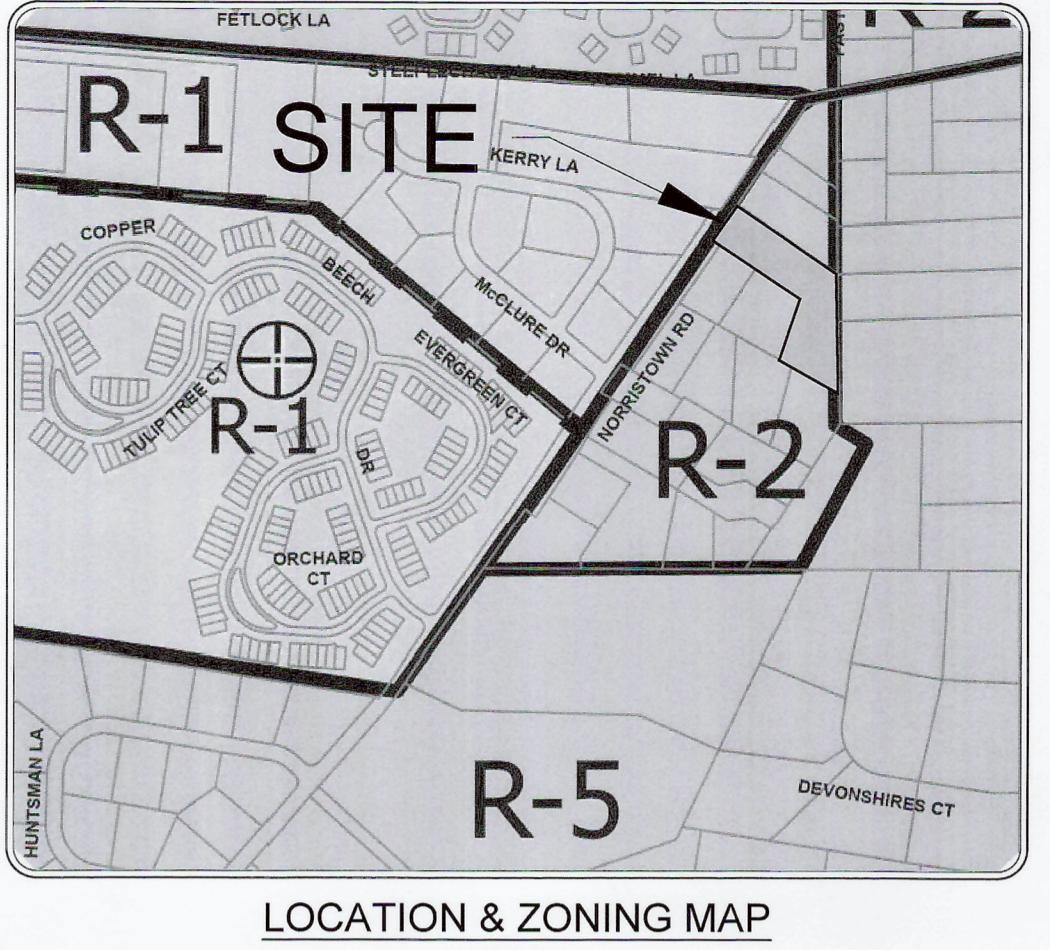


SURVEY PLAN & DEED REFERENCES

1. PLAN ENTITLED "HANOVER HILLS, INC., 70 & 78 NORRISTOWN ROAD, BLOCK 21 - UNITS 5 & 46, WHITPAIN TWP, MONTGOMERY CO, PA," PREPARED BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., DATED AUGUST 12, 2002, LAST REVISED DECEMBER 16, 2002.
2. PLAN ENTITLED "PERMIT PLAN, PREPARED FOR BEN MURPHY, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA," PREPARED BY KENNETH C. SEELY, P.L.S., NOVEMBER 11, 2015, LAST REVISED NOVEMBER 20, 2015

SYMBOL	DESCRIPTION
P.O.B.	POINT OF BEGINNING
POINT LINE	SIGNS / BOLLARDS
CONCRETE	FENCE / HEIGHT
CONCRETE	EASEMENT / ALLEY
CONCRETE	BUILDING
CONCRETE	CONCRETE
CONCRETE	PROPERTY LINE
CONCRETE	BOLLARD
CONCRETE	WATER VALVE
CONCRETE	GAS VALVE
CONCRETE	SEWER VENT
CONCRETE	LIGHT POLE
CONCRETE	MANHOLE (TYP.)
CONCRETE	FIRE HYDRANT
CONCRETE	UTILITY POLE WITH LIGHT

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 40'



LOCATION & ZONING MAP

N.T.S.

ZONING TABLE (R-2 RESIDENTIAL DISTRICT)

DESCRIPTION	REQ'D	#62 NORRISTOWN RD 66-00-04660-00-8	#70 NORRISTOWN RD 66-00-04663-00-5	#78 NORRISTOWN RD 66-00-04666-00-2	#74 NORRISTOWN RD 66-00-04666-01-1
MINIMUM LOT AREA (SQ.FT)	12,500	54,449.2	33,137.8	36,436.5	37,774.2
MINIMUM LOT WIDTH (FT.)	100 *	130.9	100.0	141.3	155.7
MAXIMUM IMPERVIOUS AREA (SQ.FT.)	LOT SPECIFIC ***	12,168.4	8,353.7	8,944.1	9,183.6
MINIMUM FRONT YARD (FT.)	50	50	50	50	50
MINIMUM SIDE YARD (FT.)	25	25	25	25	25
MINIMUM REAR YARD (FT.)	50	50	50	50	50
MAXIMUM BUILDING HEIGHT (FT.)	40	40	40	40	40

* LOT WIDTH IS MEASURED AT BUILDING SETBACK

** IN THE CASE OF CORNER LOTS A 50' FRONT YARD IS REQUIRED FROM EACH STREET THE LOT ABUTS

*** MAXIMUM IMPERVIOUS AREA WITHIN THE R-2 DISTRICT IS DETERMINED USING THE FOLLOWING FORMULA

Y = 0.179(X) + 2,422

WHERE:

Y = MAXIMUM ALLOWABLE IMPERVIOUS AREA PER LOT

X = LOT AREA IN SQUARE FEET

AQUA
ECONOMICS

1391 Walton Road Blue Bell, Pa 19422
(215)990-0678 / paul@aquaconomics.com

Contact Information:	Contact Information:
GENERAL MANAGER: Trish Lonie Phone: (267)885-9875 Email: trish@aquaconomics.com	SURVEY PROJECT MANAGER: Robert Babb Email: robert@aquaconomics.com

PROPOSED SUBDIVISION PLAN (SHT 1 OF 2)

#62 AND #70 NORRISTOWN ROAD	
MUNICIPALITY: WHITPAIN MONTGOMERY COUNTY, PA	Property Owner(s)
Drawn By: JGK/RB	Checked By: PL
10-11-22 RB	
7-13-22 RB	6-2-22 CB/JH
DATE BY FIELD DATE FIELD CREW DESCRIPTION	

BENJAMIN & LISA MURPHY

PAUL N. LONIE

PAUL N. LONIE